



Fifth Program Year Action Plan

The CPMP Second Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

The City of Tempe receives Community Development Block Grant (CDBG) as a direct entitlement from the U.S. Department of Housing and Urban Development (HUD). The purpose of the annual CDBG Action Plan is to update the 5-Year Consolidated Plan and to provide the City with a basis for assessment through the Consolidated Annual Performance and Evaluation Report (CAPER). This is the City of Tempe's Fifth Year Action Plan of a 5-year Strategic Plan that identifies activities it will undertake in 2014/2015. The 1-Year Action Plan describes the resources expected to be available in the coming program year from Federal, non-Federal and private sources. It includes a description of the activities that will be undertaken to meet the stated objectives in the 5-Year Consolidated Plan, including those designed to meet homelessness and other special needs.

The Action Plan also describes actions to be undertaken to address obstacles in meeting the needs of the under-served, removing barriers, and enhancing coordination in the community. Approximately, \$10 million is available for programming to carry out the Action Plan's Fifth Year of the 5 Year Consolidated Plan. The funds are expected to leverage a significant amount of private and public non-federal resources. The proposed activities include general administration, new housing programs and activities, slum and blight removal, commercial property improvements and public and human service programs. Despite ongoing annual budgetary cuts in both the CDBG and HOME programs, the proposed Action Plan outlines other housing and community development actions to be taken in accordance with the Strategic Plan. The primary strategic objectives addressed in this Action Plan are:

Affordable Housing

- Increase homeownership through first-time homebuyer and downpayment assistance programs
- Increase the habitability of owner-occupied housing with emergency repair assistance
- Increase the supply of affordable owner-occupied housing through development of new housing
- Increase the supply of affordable rental housing through development of new housing or through rehabilitation of existing rental housing
- Preserve affordability of decent, safe and sanitary rental housing through the Housing Choice Voucher Program
- Increase the supply of affordable housing by supporting agencies to develop affordable housing through site acquisition and development activities

Homeless needs

- Continue to support the City's Homeless Outreach Program Effort
- Continue to sponsor activities that provide the homeless population with direct access to community resources by facilitating Project Homeless Connect events
- Support regional Continuum of Care activities to serve the homeless
- Support local activities to address homelessness in Tempe; specifically, the transition from the HPRP-funded supportive housing program to the Section 8 Housing Choice Voucher program

Community Development (non-housing)

- Continue to support the removal of slum and blight conditions in redevelopment areas through the acquisition of blighted parcels and structures.
- Remove slum and blighted conditions through the demolition of dilapidated and unsafe structures citywide.
- Implement a commercial rehabilitation program to assist in the removal of slum and blighted conditions while simultaneously assisting small businesses within the Apache Boulevard redevelopment area and Citywide.

Special needs populations

- Identify and address special need populations
- Provide financial assistance to non-profit agencies that provide services to special needs populations

In addition to receiving CDBG funds, Tempe also receives HOME Investment Partnerships (HOME) program funds distributed through the Maricopa County HOME consortium. Maricopa County serves as the lead agency for the HOME program administration for the Consortium member Cities of Avondale, Chandler, Glendale, Peoria, Scottsdale, Surprise, Tempe, the Town of Gilbert, and Maricopa County.

FY 2014/2015 Proposed Activities

Activity	CDBG	HOME	HOME Match	Program Income	Section 8
Affordable Housing					
Housing Rehabilitation: 1. Single Family Emergency Owner Occupied	\$300,000			\$25,000	
Affordable Housing: 1. Multi-Family New Construction/Rehab		\$318,772			
Public Services:					
1. Catholic Charities	\$TBD				
2. A New Leaf	\$TBD				
3. Central AZ Shelter Services	\$TBD				
4. City of Tempe Homeless Coordinator	\$91,480				
5. City of Tempe Family Self Sufficiency Coordinator	\$13,500				
Total Public Services (15%)	\$207,125				
Community Development					
Redevelopment: 1. Acquisition	\$597,545				
Administration	\$276,167 (20% cap)	\$21,251 (5% cap)			\$516,000
Housing Services Division					
Section 8 Rental Assist.					\$7,973,158
Section FSS Grants					\$67,524
TOTALS (non-inclusive of available carryover funds):	\$1,380,837	\$340,023	\$79,693	\$25,000	\$8,556,682

Outputs/Outcomes

A focus on Outcome and Output measurements is essential in achieving and maintaining effective dollar utilization. This is key in preserving funds in our present state of economic uncertainty, as well as preserving the public's faith in our management of these funds.

The key strategic objectives addressed in this Action Plan are:

- Improve habitability of owner-occupied housing with emergency repair assistance and accommodations for physical disabilities

- Increase the supply of affordable owner-occupied housing by providing down payment assistance and housing counseling to low and moderate-income households
- Increase the supply of affordable rental and owner-occupied housing through site acquisition and site improvements
- Preserve the supply of quality rental units in the private market through continuation of Housing Choice Voucher assistance
- Through direct assistance from federal and local resources; continue financial support to:
 - Regional shelters for the homeless
 - Local emergency facilities for victims of domestic violence
 - Local providers of transitional housing for families
 - Continue homeless prevention and outreach services
 - Advocate for preservation and addition of Housing Choice Vouchers
- Provide a suitable living environment, particularly benefiting low and moderate-income people through public services to:
 - Seniors
 - Disabled
 - Victims of domestic violence

Past Performance Strategic Outcomes

**City of Tempe
Summary of Performance Outcomes, FY 2013/2014**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
1.1	Provide housing choice vouchers and public housing.	Sec 8	1,082 units avg	1,082	1082	DH-2
2.0	Owner Housing Objectives					
2.1	Rehabilitation of existing owner units.	HOME/CDBG	13 units	13	6	DH-1
2.2	Provide homebuyer downpayment support.	HOME/CDBG	10 units	10	13	DH-2
2.3	Provide acquisition plus rehab.	CDBG/HOME	3 units	3	3	DH-1
2.4	LBP testing/abatement.	HOME/CDBG	3	3	0	SL-3
2.6	Residential Relocation	HOME/CDBG	2 households	2	0	SL-3
2.7	Residential site acquisition.	HOME/CDBG	3 projects	3	2	DH-1
3.0	Infrastructure					
3.1	Street Improvements	CDBG, Other	0	0		SL-1
4.0	Public Services					
4.1	Provide public services	CDBG, Other	6 projects	6	6	SL-1
4.2	Assist low and mod income with projects.	CDBG, Other	4,005 l/m persons	4,005	4,000 est.	SL-1
5.0	Economic Development					
5.1	Commercial Rehabilitation development projects.	CDBG, Other	2 projects	2	0	EO-2

6.0	Homeless Objectives					
6.1	Provide support for homeless facilities (emergency, transitional and permanent), prevention activities and priority support services for homeless individuals.	CDBG, HOME. Other federal, state and local sources	3,000 individuals est.	3,000	3,000 est	DH-1
6.2	Provide support for homeless facilities (emergency, transitional and permanent), prevention activities and priority support services for homeless families.	CDBG, HOME. Other federal, state and local sources	1,082 families est.	1,082	1,082	DH-1

Note that homeless and special needs populations are also counted in public services support.

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**
- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.**
- 3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**
- 4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

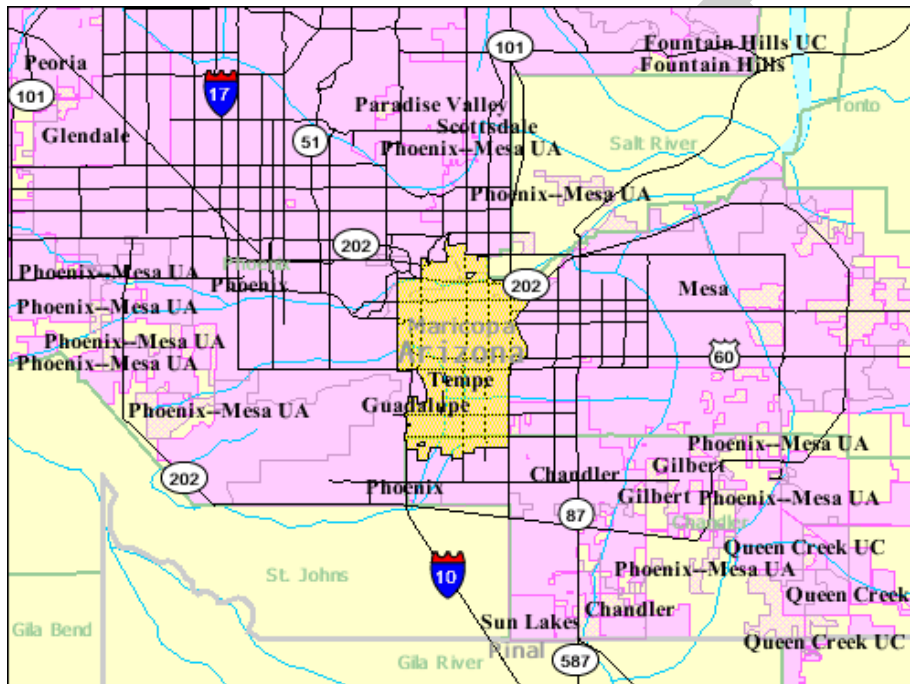
Program Year 5 Action Plan General Questions response:

1. The City of Tempe located in Maricopa County is in the heart of the Phoenix Metropolitan Area and is the seventh largest city in Arizona. The original settlement, known as "Hayden's Ferry", was founded in 1871. Twenty-three years later, in 1894, the "Town of Tempe" was incorporated. In 1929, Tempe was recognized as the "City of Tempe." Thirty-five years later, on October 19, 1964, Tempe became a "Charter City."

The City of Tempe is landlocked on all sides; bordered by the communities of Scottsdale on the north, Salt River Pima-Maricopa Indian Community and Mesa to the east, Chandler to the south and Phoenix and Guadalupe to the west.

The City is well served by freeways; the Loop 101, 202, US 60, I-10 and the Hohokam Expressway, all of which makes the City one of the most accessible in the Phoenix Metropolitan area.

Tempe is also home to Arizona State University (ASU). ASU is one of the largest universities in the nation with over 72,500 students enrolled in fall 2013.



The Community Development Department at this time does not know specific locations for allocating funds for loans and/or grants through its Community Assisted Mortgage Program and Home Improvement Program (HIP), as these funds are expended as eligible projects become available citywide. A description of who may apply for assistance, the process for selection of who will receive the assistance and how much and under what terms the assistance will be provided can be found under the section entitled Affordable Housing Objectives and Economic Development Objectives.

2. The City of Tempe intends to concentrate resources that benefit existing residents in the CDBG eligible areas where the highest concentration of low and moderate income households live. In addition, the City developed a number of criteria that were incorporated into the design of "Neighborhood Strategic Areas." Activities such as, homeownership, single family acquisition/rehab/resale and single family emergency repair programs may be targeted to these strategic areas. As funding permits, the City may extend

these activities citywide, or throughout the neighborhoods of the City that demonstrate need and where opportunities to increase the affordable housing stock exist. As a percentage of the budgeted \$300,000 for the emergency repair program, the City anticipates expending 60%, or more, based on historic expenditure trends.

As indicated on the map in *Appendix A*, the area north of Alameda Drive is a CDBG target area. This area is considered to be the older section of Tempe; e.g. the first to age, therefore, the area first in need of services. In addition, the target area contains a higher concentration of minority households than other areas of the City and census tracts with 51% or more low-moderate income households. As a percentage of funding set aside for the City's downpayment assistance program, the City anticipates expending approximately 60% of the existing activity fund balances in the areas north of Alameda Drive and within the Neighborhood Strategic Area for new homebuyer activities.

The two maps in *Appendix B* indicate the rough boundaries of the City's "Strategic Neighborhood Revitalization Areas." As previously stated, these areas are subject to change as the newly developed Neighbor Revitalization programs rolls out and additional market data is received and interpreted.

In addition, to the Census and Neighborhood Revitalization targeted areas, the City has three designated "Redevelopment Areas" and two "Redevelopment Study Areas". See *Appendix C*.

To be designated a Redevelopment Area, a predominance of residential or non-residential buildings or improvements exist where public health, safety or welfare is threatened because of any of the following:

- A. Dilapidated, deteriorated, aging or obsolescent buildings or improvements
- B. Inadequate provision for ventilation, light, air, sanitation or open spaces
- C. Overcrowding
- D. Existence of conditions that endanger life or property by fire or other causes

A Redevelopment Study Area is one which is without an adopted redevelopment plan.

Objectives of the Redevelopment Area are to:

- Ensure the provision of adequate infrastructure
- Encourage reinvestment, revitalization, redevelopment or reuse
- Prevent and eliminate slum and blight
- Stimulate private investment
- Attract new development

Funding for the activities covered in this Action Plan is allocated city-wide. Preferences will be given to the target areas and Redevelopment areas for specific activities. In some instances, activities may be conducted outside the city limits. Examples of activities receiving funding outside the limits of Tempe include public service activities that are located in other jurisdictions but serve Tempe residents.

3. Obstacles to Meeting Underserved Needs –

The primary obstacle to meeting the underserved needs in the City of Tempe is a lack of available funding to the City and to the various non-profit agencies the City partners with in serving the low and moderate-income residents of Tempe. As entitlement grants continue to shrink, the cost of delivering services and completing projects increases, creating, in the recent past and present, an ever-widening spread of cost and available funds. Mirroring this trend is the increasing difficulty in leveraging funds through state and private resources, also decreasing or stagnant in recent times. Tempe is fortunate in regards to its robust tax-base, but despite this local trend the overall availability of funds from federal, state and other private resources continues to decline as the commercial, industrial and residential sectors continue to erode and compromise the tax base at all levels of government. In fiscal year 2014 the City will continue its efforts to seek additional grants and funding sources as the cost of performance outpaces the funding outlook.

The City of Tempe will continue to work with housing, human service providers and advocates in the community to assess the specific housing needs of people with disabilities and to pursue the feasibility of developing housing opportunities for low to moderate first time homebuyers. The City will encourage networking of human service providers through advisory meetings such as the Continuum of Care Planning Process to enhance cooperation between area organizations and agencies.

The City will address obstacles through the Continuum of Care Planning Process by obtaining on-going data and reviewing community-wide information to identify the gaps in the underserved population. Through a coordinated effort of the Continuum of Care Committee and the HMIS system, the City will be able to better track the needs of the underserved population.

Actions to be taken during this program year to address the obstacles to meeting the underserved needs include:

- A. Housing rehabilitation
 - owner-occupied and City owned single family properties
 - emergency repairs
 - lead-paint testing

Funding sources: CDBG, HOME, HOME match, program income

- B. Affordable housing
 - first-time homebuyer programs
 - single family acquisition/rehab/resale
 - site acquisition and new construction or rehabilitation
 - Section 8 rental assistance

Funding sources: CDBG, HOME, HOME match, Section 8

- C. Acquisition

- Elimination of slum and blight

Funding sources: CDBG

- D. Public Services
 - Human services

Funding sources: CDBG (15%)

4. Resources to fund proposed activities during the program year are as follows:

Federal		
	CDBG	\$1,380,837
	HOME	\$340,023
	Section 8 HAP	\$8,525,244
	Section 8 HCV Program	\$571,788
	Family Self Sufficiency Grant	\$68,680
Non-Federal		
	HOME Match-25% Required	\$79,693
	Program Income-Anticipated	\$25,000

The following sections describes federal, state, local and private funding and program resources, that the City of Tempe anticipates utilizing with HUD appropriated funds slated for the upcoming fiscal year.

FEDERAL RESOURCES

Community Development Block Grant Program - \$1,380,837

The City of Tempe is an entitlement City that annually receives a direct allocation of CDBG funds, which is used to support a variety of programs and activities, including housing services, housing development, economic development, design and construction oversight of parks and playground renovations. A majority of the City's CDBG funds are used for housing development activities and services, such as acquisition, rehabilitation, and new construction of affordable housing units by non-profit housing development agencies in Tempe. In addition to leveraging funds for housing development, CDBG funds support a variety of housing services and activities, including case management, homelessness prevention and other services for the homeless. The City's appropriation of CDBG funds among its programs reflects its strong commitment to providing decent and affordable housing, good community services, and a healthy economic base.

HOME Entitlement Grant - \$340,023

The City of Tempe is a participating jurisdiction that receives HOME entitlement funds through the Maricopa County HOME Consortium that assist in carrying out the City's housing strategies. These housing strategies include providing loans to support the acquisition, construction, and rehabilitation of

affordable rental and homeownership housing units for low and moderate-income households.

Section 8 Housing Choice Vouchers (Local Subsidy Housing Program)
\$8,556,682

The Section 8 Program was developed to offer low-income households a chance to obtain units in privately owned buildings. This establishes more diversity among income groups and provides an alternative to large-scale, isolated, low-income developments. The program, under the aegis of the Tempe Housing Authority (THA), is successful at placing residents in units; however the waiting list is long. To facilitate its continued success, THS has been approved by the Phoenix Field Office to raise allowable rent levels that are at 120% of current area-wide Fair Market Rent (FMR) levels. THS is currently over 100% utilized. The City would support any efforts to create a submarket, where FMRs are determined using a more local standard, that is undertaken by the Housing Authority or HUD.

Family Self-Sufficiency & Homeownership Grants - \$67,524

The number of FSS graduates provides a quantitative measurement that can be applied to reducing the number of families in poverty status. In order to graduate, the FSS participant must have an income that will allow for self-sufficiency without dependence on public welfare assistance. In almost all cases, the graduate has full-time employment and may be eligible for first-time homebuyer assistance. Since the first FSS contract was executed in April 1994, the FSS Program has graduated 99 FSS participants, paid out \$703,250.08 in escrow payments, and produced 33 homeowners.

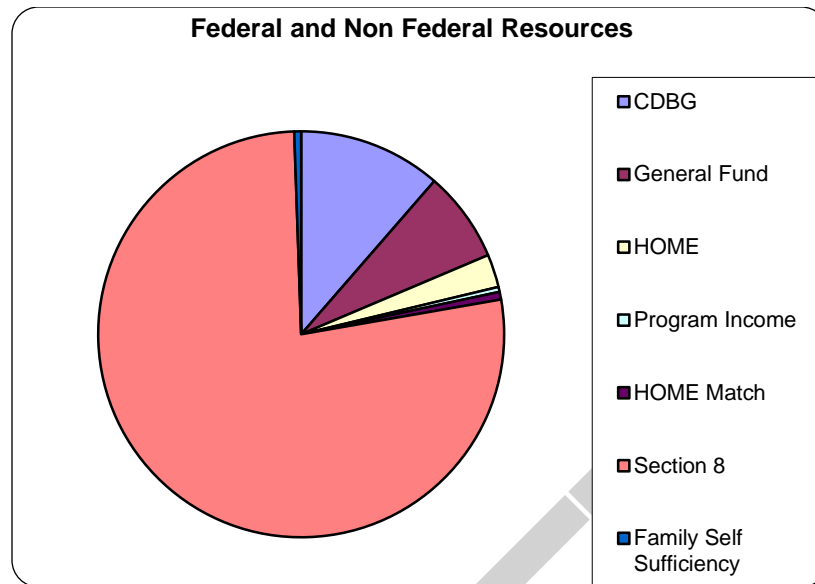
NON-FEDERAL RESOURCES

HOME Match - \$79,693

The HOME program requires a 25% non-federal match for the City to receive these funds.

Program Income - \$25,000

Program income, defined as loan repayments, or net cash reserves produced by any project funded in whole or part by Community Development Block Grant (CDBG) or the HOME Investment Partnership (HOME) programs will be expended on projects/programs before new funds are drawn down from the U.S. Treasury.



LOCAL RESOURCES

City of Tempe General Fund

The City of Tempe general commits resources from its general fund and from citizen donations through their water bill to assist over 50 non profit agencies that provide services to: homeless and domestic violence shelters, programs designed to assist the working poor and those individuals with disabilities and programs designed to assist youth and seniors. In FY2014, the City anticipates contributing approximately \$975,000 in general fund resources to assist our nonprofit partners.

Affordable Rental and Homeownership Services

The City of Tempe Housing Services (THS) Division assists in the marketing of affordable units created through the City's First-time Homebuyer Programs. THS also assists nonprofit and for-profit developers with locating low-income buyers and renters for their affordable units.

PRIVATE RESOURCES

Federal Home Loan Bank Programs

The Federal Home Loan Bank (FHLB) manages a number of programs that support the acquisition and development of affordable housing projects and the Family Self-Sufficiency Programs, known as the Individual Development and Empowerment Account (IDEA) program. Tempe nonprofits have been successful at receiving these funds in the past, and have applied for additional FHLB funds in FY2014.

Private Lenders

Local private lenders provide acquisition, rehabilitation and construction loans to Tempe's non-profit partners who produce affordable housing projects.

Managing the Process

- 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**
- 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

Program Year 5 Action Plan Managing the Process response:

- Lead Agency*
The City Council of the City of Tempe delegated the responsibility for the preparation of the Consolidated Plan to the Community Development Department. The Community Development Department has the responsibility of ensuring that the goals of the City Manager and the City Council are met through the various programs and projects in the Consolidated Plan. The Community Development Department is also responsible for the administration of the Community Development Block Grant and the HOME Investment Partnership funds. The Tempe City Council has the responsibility for approving activities set forth in the Consolidated Plan. The Community Development Department contracts with a myriad of community organizations to carry out certain components of the Plan, including, but not limited to:

Tempe Community Council (TCC)
Newtown, Community Development Corporation
Homeward Bound
Catholic Charities
A New Leaf
Central Arizona Shelter Services
Tempe Community Action Agency
Central Arizona Habitat for Humanity

The staff liaison responsible for administering programs covered by the Consolidated Plan is:

Craig Hittie, Neighborhood Grants Analyst
Community Development Department
Neighborhood Redevelopment & Revitalization Division
P.O. Box 5002, Tempe, AZ 85280
Telephone: 480-350-8960 AZ RELAY: 711 FAX: 480-350-8902
E-mail: craig_hittie@tempe.gov

Note: The City of Tempe receives HOME funding through the Maricopa County Consortium. Maricopa County Community Services Department is the

lead agency for the Consortium. However, the City of Tempe Community Development Department is responsible for administering HOME funding in the City of Tempe and CHDO administration.

2. *Community participation and organizational consultation*

The City of Tempe's FY 2014 Program Year Annual Action Plan was prepared with a strong emphasis on community participation from non-profit organizations in the city and city residents. The City of Tempe held one community meeting and two public hearings on the Action Plan and its recommended selection of activities. During the public comment period, citizens were invited to submit comments in writing to the Redevelopment & Revitalization Division or to present their comments before the Tempe City Council.

In addition to the above, meetings were held with staff of the Community Development Department, including the Redevelopment and Housing Services. Additionally, meetings were also held with Tempe Community Council to discuss social service priorities and needs.

The Housing Services Division of the City of Tempe administers the Section 8 Housing Choice Voucher, Family Self-Sufficiency, Homeless and Fair Housing activities. Consistency with the Consolidated Plan, Action Plan and Section 8 Annual Plan and Five-Year Plan was coordinated with staff administering these programs and activities within the Community Development Department.

In addition, the Tempe Community Council (TCC) has the responsibility for recommending CDBG and local funding for social service requests. TCC receives the requests from social service agencies, reviews the requests, meets with applicants then recommends funding to the Tempe City Council for approval. For the FY2014 funding cycle, Redevelopment staff attended the applicant interviews and several citizen volunteer meetings where CDBG Public Service funding recommendations were discussed.

The citizens of Tempe were consulted through the public comment/hearing process. Comments could be delivered in person at the public hearings, via written comment delivered through the U.S. Mail or via the city's website.

Individual consultations were as follows:

Housing:

Liz Chavez, Housing Services Manager, City of Tempe

Karen Pierce, Family Self-Sufficiency Specialist, City of Tempe

PHA Resident Board members: (names withheld for confidentiality purposes)

Community Development/Redevelopment/Special Projects:

Dave Nakagawara, Community Development Director, City of Tempe

Larry Schmaltz, Senior Planner, City of Tempe

Homelessness, Special Needs and Fair Housing:

Theresa James, Homeless Coordinator and Fair Housing Coordinator,
City of Tempe

Social Services:

Kate Hanley, Tempe Community Council Executive Director
Caterina Mena, Program Coordinator, Tempe Community Council

General:

Maricopa County Consortium
Citizens of Tempe through the public hearing process

3. *Enhance Coordination*

The City of Tempe will continue working to enhance coordination between public and assisted housing providers as well as private and governmental health, mental health and service agencies. This will be accomplished using both formal and informal networks that bring together public, private and nonprofit housing and service providers. These include groups such as the Resident Advisory Board and the Council of the Whole Committee.

Tempe has a number of successful groups and committees that currently work together to provide an effective delivery system for affordable housing production and services throughout the City. A variety of organizations, including the Housing Authority, Community Development Department, Tempe Community Council and nonprofit agencies, routinely collaborate on projects and participate in network meetings.

City of Tempe Fair Housing Coordinator is active in initiating educational and outreach programs to further fair housing. As required by HUD, the Community Development Department completed its Fair Housing Plan, which consists of an Analysis of Impediments to Fair Housing, an Action Plan to address impediments and a system for maintaining records and fulfilling reporting requirements. The plan was developed in conjunction with many City departments including: the Human Rights Commission; the Tempe Commission for Persons with Disabilities; the City Assessor's Office; the City's Diversity Office; the Department of Human Services Programs and the Tempe Housing Authority, as well as with nonprofit groups.

During this program year, the City will continue to create new partnerships with public and private agencies to enhance the coordination of services to the residents of Tempe. Actions to be taken include, but are not limited to:

- Meet with public service agencies to determine how partnerships can be established to link services.
- Survey other jurisdictions to discover what successful partnerships they have already established.
- Survey current partnerships to determine how services may be better coordinated.

One of the City's primary partners is Tempe Community Council (TCC). As a result of the partnership between TCC and the City, TCC assumes a large part of the CDBG public service funding process and its recommended funding for social service agencies. Prior to TCC presenting their recommendations before the City Council at an Issue Review Session, and in an effort to

maintain and improve coordination with public and private agencies, the City continues the application process developed in 2006 in partnership with Tempe Community Council's (TCC) and invited agencies and organizations to apply for CDBG funds for the 2014 fiscal year. This process included:

- a public notice on availability of CDBG and General funds,
- assembling a staff consultation team,
- extensive citizen participation

Citizens were invited to express their views on the funding recommendations at the Issue Review Session. The Issue Review Session agenda was posted in the same manner as the City Council meetings.

Citizen Participation

- 1. Provide a summary of the citizen participation process.**
- 2. Provide a summary of citizen comments or views on the plan.**
- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**
- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 Action Plan Citizen Participation response:

[Refer to the Citizen's Participation Plan for the Maricopa County Consortium in the Additional Files Section of the Consolidated Plan]

1. *Citizen Participation Plan*

The City of Tempe has a thorough and extensive community process that is employed for all projects. The City consistently seeks to include the input of Tempe residents in all phases and aspects of its Community Development initiatives, from the initial planning, to project and program implementation to the reporting and assessment of accomplishments. The effectiveness of this process is key in delivering the proper services and programs to the City's residents, while ensuring that the overall direction of the Community Development Department's work is consistent with residents' expectations and is responsive to neighborhood concerns. A more detailed assessment of this process is as follows:

Participation

The City encourages citizen participation in all stages of the planning process. From the drafting of the Consolidated Plan to the filing of the annual Performance Evaluation Report the City hosts Public Meetings, provides draft copies of the Plan before submission, accepts and incorporates citizen input and feedback, and holds special hearings whenever any substantial

amendments are made. Notices soliciting public input are placed in the *Arizona Republic*. In addition, a notice inviting input is placed on the City website: <http://www.tempe.gov/redevelopment>. Additional notices inviting public comment and notice of the public hearing are also placed in the Community Development Department public lobby areas, as well as the public notice kiosks at City Hall. The public is encouraged to submit written comments by e-mail and mail.

Public hearings are held during regularly scheduled City Council Committee meetings or regular Council meetings. Meeting notices are posted in advance on the Friday afternoon prior to a Thursday Council meeting. Council agendas are located in the City Clerk's office on the 2nd floor of City Hall, the bulletin board outside of the City Council Chambers and on the internet at <http://www.tempe.gov/clerk>. Citizens are invited to submit comments in writing via the U.S. Mail, via e-mail or in person at the public hearing before the City Council.

During the Action Plan development process, the first public hearing was held on April 24, 2014. This public hearing was to obtain views and proposals from citizens on how funding may be used for the Annual Action Plan period and to offer input on the draft Plan that was made available for a 30-day comment period commencing on April 1, 2014. The second public hearing, held on May 8, 2014, also invited the public to comment on the draft Action Plan.

The Tempe Community Council (TCC) has the responsibility of recommending funding for social service agencies. TCC presented their recommendations at an Issue Review Session on April 24, 2014. At the same meeting, City staff presented recommendations for FY 2014 Annual Action Plan activities. At that meeting, citizens were invited to express their views on the funding recommendations. The Issue Review Session agenda was posted in the same manner as the City Council meetings. One public meeting was held in conjunction with the Tempe Community Council Board meeting and board meeting notices were posted one week in advance.

The City also works in an on-going capacity with key non-profit organizations in encouraging the participation of the citizens they work directly with, including many of the low and moderate-income residents who are the primary targets of our HUD funded programs. Bi-lingual services are available for those who request them. Additionally, the City works very closely with Tempe's well-organized neighborhood groups in matters that have a particular interest and/or impact on a particular area or neighborhood. This relationship ensures maximum availability of City staff to the residents and ensures transparency of City policies and initiatives.

2. **Public Comments: No public comments were received.**
3. *Efforts to Broaden Access to Information:*

Public Notices

Notices included information on how to request special assistance for sight and/or hearing impaired persons at the public meetings. In addition, notices included information on who to contact for Spanish translation of the notice.

To reach a broader audience, notices of public hearing were posted on the City web site at: <http://www.tempe.gov/redevelopment>. Notices were also published in the local newspaper, the *Arizona Republic*, and in the public lobbies of the Community Development Department.

Public Hearings

Public hearings were held in conjunction with regularly scheduled City Council meetings. Meeting notices are posted approximately a week prior to the meeting. The agenda for the council meeting, which includes the public hearing information, are available from the City Clerk's office or from the City's web site at: <http://www.tempe.gov/clerk>.

The Tempe City Council meetings were broadcast live on the City's government access channel, Tempe Channel 11. In addition, the meetings were re-broadcasted on Channel 11 throughout the following week. Council meetings are also broadcast live on the internet at www.tempe.gov/tempe11/video.

All Council meetings were recorded on video and audio tape. Written minutes of the meeting are maintained by the City Clerk's Office for the permanent public record. The public may review these public records at any time during normal City business hours. In addition, hard copies of the minutes may be obtained from the City Clerk.

For sight and/or hearing impaired persons, requests for accessibility may be made 48 hours prior to the meeting.

Public Meetings

Two public hearings were held prior to the adoption of the Action Plan. One public meeting was held in conjunction with a Tempe Community Council City Council presentation.

Availability of Plan

The City has the 2010-2014 Consolidated Plan, all Annual Action Plans and Consolidated Annual Reports available on its website in a manner convenient for on-line viewing, downloading and printing. Draft versions of all Plans are made available before they are submitted for citizens, public agencies and other interested parties to view and comment upon. Copies of final and draft Reports are available for no fee at the City's Housing office. Additionally, information that applies to these reports and the City's work in general is available. Requests for access to specific information must be made in advance and coordinated with City personnel.

City staff also makes themselves available to persons or interested parties who require technical assistance in understanding the Plan, the preparation of comments and the preparation for requests of funding.

A draft Action Plan was published and a notice of its availability was published in the Arizona Republic on April 1, 2014. Hard copies were made available at both the Redevelopment & Revitalization and Housing Services Divisions' lobbies. Requests for copies could be made in person, by mail, e-mail or telephone. The draft was also published on the City's web site at www.tempe.gov/redevelopment.

Citizens were invited to submit comments on the draft Plan via the U.S. Mail, e-mail or during either the first or second public hearing.

After the final public hearing and approval by City Council, the Action Plan was published in final format. Hard copies were available from the Housing Services Division upon request. In addition, the approved Plan is available from the City's web site.

Access to Meetings

City Council Chambers as well as all City offices are accessible to persons with disabilities. Reasonable accommodation may be requested 48 hours prior to a meeting for special circumstances.

4. All comments were received by the deadline and were considered. Should any substantial change to the stated Objectives of the Consolidated Plan become imminent, the City will involve the residents through its above described methods and practices. Such substantial changes would be understood as being new activities the City would undertake within a reporting cycle and does not include expected and actual changes to Goals as they relate to external factors and unexpected changes in available resources.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

Actions to Further Develop Institutional Structure

Tempe continues its efforts to further develop the City's institutional structure to support its ongoing commitment to affordable housing, community services and a healthy economic base. As a result of Tempe's land and home values climbing once again, the gap between available resources and outstanding need continued to climb, as well. There is an increased need for federal funds for housing activities of all types including affordable rental, homeownership and housing for special needs populations. The City of Tempe continues to work to reduce the gap in resources by aggressively seeking out additional federal, state, local and private resources to support its affordable housing priorities.

The City will work to eliminate any regulatory gaps by working with federal and other agencies to identify problems and, where appropriate, to seek refinements or waivers of regulations that impedes efficient affordable housing production. Tempe

will continue its outreach to residents, businesses and organizations through community meetings and various public forums through the annual Action Plan process.

Actions in this program year to strengthen the delivery of services include, but are not limited to:

- Further review the delivery systems between the three Divisions of the Community Development Department that utilize federal funding to determine how to strengthen the coordination of services;
- Meet with program partners to determine what gaps may exist and how best to eliminate those gaps;
- Remain an active member of the National Association of Housing and Revitalization Officials;
- Review current services and processes to determine what may be streamlined;

Enhance Coordination

Tempe will work to enhance coordination between public and assisted housing providers as well as private and governmental health, mental health and service agencies. This will be accomplished using both formal and informal networks that bring together public, private and nonprofit housing and service providers. These include groups such as the Resident Housing Services Board, which includes representatives from the Tempe Housing Authority.

One approach to coordinating services is through contracts for program delivery. In FY2014, the Community Development Department will have approximately \$90,500 in annual contracts with nonprofit housing agencies for the operation of public services and housing programs. These contractual relationships, involving contact on a regular basis, means that the nonprofits both operate programs on an ongoing basis, and are available to assist with policy and program development. Tempe has a number of successful groups and committees that currently work together to provide an effective delivery system for affordable housing production and services throughout the City. A variety of organizations, including the Housing Authority, Community Development Department, the Interdepartmental Work Group and various nonprofit agencies, routinely collaborate on projects and participate in network meetings.

In 2013, the City council combined all subcommittees into one Committee of the Whole. The COW meets monthly to coordinate and enhance the quality of life for the residents of Tempe, including discussions regarding improving older neighborhoods and to discuss affordable housing development projects throughout the City. The Committee consists of the Mayor and Council with support and information provided to the group by staff from the Community Development Department, the Community Services Department and the Public Works Department.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

[Refer to the Monitoring Policy for the Maricopa County Consortium in the Additional Documents File in the Consolidated Plan]

Redevelopment & Revitalization

The City of Tempe intends to use the existing housing delivery system to achieve its production and service goals. While this will include managing some in-house programs, many programs and services will be contracted out to sub-grantees. Tempe has had a very successful history of managing housing programs in this way.

The City monitors housing rehabilitation, new construction activity and all other community development activities carried out by subrecipients on an annual monitoring schedule created to ensure strict compliance with applicable HUD regulations and program guidelines. The monitoring process also includes an ongoing review of production levels as benchmarked in the Five-Year Consolidated Plan.

On a regular basis, the City reviews applications for specific project funding, reviewing all available funds against the needs of projects in the pipeline. This is in addition to reviewing project feasibility, providing technical assistance, and monitoring the progress of projects from the time funds are committed, through construction and then on an ongoing basis.

- When appropriate, the City reviews all sub-grantee operating expenses by examining invoices and supporting documentation for monthly program expenditures, including administrative and construction costs.
- Quarterly, the City comprehensively reviews subrecipient demographic and performance levels; reviews overall performance against goals, as well as analyzes consolidated budget statements.
- Annually, the City conducts regular site visits to monitor the programs and the rental affordable housing developments supported by HUD funds. Programmatic monitoring includes the review of an agency's financial management systems and their files and records of projects completed in the past five years. Rental developments are monitored through the review of tenant files to ensure that income-eligibility requirements are satisfied and through property inspections to ensure Housing Quality Standards are met.

This system of monitoring is built into our service delivery system and is conducted as prescribed by HUD. Each year the Housing Division conducts property inspections on 10% to 15% of the units in its affordable housing stock using the schedule below:

Property Inspection Schedule:

- Every 3 years for projects with 1-4 units
- Every 2 years for projects with 5-25 units
- Annually for projects with 26 or more units

Many of the Housing Activities funded under the Community Development Block Grant Program and the HOME Program are implemented by qualified subrecipients who enter into a contractual arrangement with the City to implement specific programs and services.

Once the requisite public hearings are held and Council makes a final determination, the Annual Plan containing the projects and activities to be funded is finalized and submitted to HUD. Simultaneous with the HUD review of the Annual Plan, Community Development staff prepares the Environmental Review Record, publicize it for requisite comment period, and subsequently submit a Request a Release of Funds.

Once HUD approves the City's use of Funds, staff prepares contracts with each of the funded subrecipients. Prior to issuing payment for any good or service funded under the various programs, the Community Development staff verifies that the good or service has been provided and that the various program requirements have been met. Funds are usually paid out quarterly upon receipt of reports from the subrecipients showing (i) costs incurred; (ii) activities conducted; (iii) accomplishments achieved; (iv) performance measurement indicators; and (iv) such other statistical information the City may require. These reports are reviewed by staff to evaluate whether the program is being carried out in a timely manner and is meeting the goals and objectives initially established. Subrecipients are also responsible for providing the City with a timely annual report which will be used by the City in preparing its final report to HUD. This report will also be used to evaluate the subrecipient's capacity and effectiveness in carrying out CDBG funded programs during subsequent funding cycles.

Public Services

Monitoring of program activities is handled by staff of the Housing Services and Revitalization Divisions. A combination of staff from these two Divisions monitors activities on an on-going basis to ensure funds are expended in accordance with federal regulations and City procedures.

Monitoring efforts for CDBG subrecipients are conducted at least annually to ensure subrecipients are in compliance with all regulations governing their administrative, financial and programmatic operations. A standardized monitoring checklist, developed and utilized by Maricopa County Consortium members and updated regularly, is used to examine fiscal and program performance and to measure regulatory compliance.

It is the City's policy to monitor all agencies, regardless of their level of funding or performance, annually. In addition to monitoring program performance, technical assistance is also provided. By performing an annual monitoring on all subrecipients, both the City and the subrecipient can be assured of continual compliance with program regulations and processes. If issues that may lead to non-compliance are found, technical assistance will be provided to assist the sub-recipient to make the necessary corrections or adjustments in order to avoid falling into non-compliance.

The City offers technical assistance to all subrecipients not only during the monitoring process but throughout the year. The annual monitoring provides both

the City and the subrecipient at least one time during the program year to review the processes and determine what, if any, technical assistance may be needed.

Monitoring may include the following procedures.

- review of monitoring reports, audits and management letters at application
- review of federal requirements during contract signing
- review of periodic reimbursement requests/performance reports technical assistance (meetings, telephone calls, site visits, written correspondence, etc.)
- desk reviews (in-house reviews of documentation submitted to the reviewer)
- on-site reviews (on-site reviews consist of reviews of program files, fiscal systems and financial records)
- other comprehensive monitoring as warranted

All monitoring will result in written letters documenting any findings, concerns or suggestions noted during the reviews. At the reviewer's discretion, monitoring letters are issued in draft format to activity administrators for review and comment. Entities may be given ten days in which to comment on the draft letters. Final monitoring letters are issued to the chief executive officer and/or the entity's Board Chair of the monitored entities. Any comments received from activity administrators will be incorporated into the final monitoring letters.

HOME funded activities will be monitored by HOME Consortium monitoring teams. A peer review process will be used for monitoring Consortium members. On an annual basis, each Consortium member jurisdiction will be scored using a newly adopted risk analysis scorecard. Based on the results of the scoring, the member jurisdiction will either be monitored onsite, or will undergo a desk review monitoring.

Team monitoring of CDBG subrecipients also is conducted. The City will team with other cities to monitor agencies being funded by both jurisdictions. The team monitoring approach eases the process for the sub-recipients.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

The City of Tempe will continue to comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-paint in its housing. Although no new funded will be allocated for lead-based paint abatement, the City has sufficient funds available in previously set up lead paint activities from which to draw.

During the program year, the following actions will take place:

Rehabilitation Assistance Programs; CFR 35.900

The City of Tempe will continue to address, monitor, evaluate and reduce lead-based paint hazards throughout the community through its Neighborhood Reinvestment Program, Housing Improvement Program and Emergency Rehabilitation Grant Program.

The City addresses all pre-1978 units participating in its Rehabilitation programs with a presumption of lead-paint hazards.

The City of Tempe contracts with Environmental Protection Agency (EPA) certified lead paint firms for assessment and abatement activities in the rehabilitation programs. This will continue during the program year.

Lead-based paint requirements for rehabilitation programs using CDBG and HOME funds fall into three categories. The categories are based on the amount of rehabilitation assistance provided for the rehabilitation project. The categories and requirements per category are as follows:

- a. Pre-1978 property receiving less than or equal to \$5,000 per unit in Federal rehabilitation assistance. The City of Tempe is required to:
 - Provide families with a copy of *Renovate Right* or other EPA approved document;
 - Conduct paint testing or presume the presence of lead-based paint. If paint testing indicates the painted surfaces are not coated with lead-based paint, safe work practices and clearance are not required.
 - Implement safe work practices during rehabilitation work and repair paint that is disturbed
 - After completion of any rehabilitation activities disturbing painted surfaces, perform a clearance examination of the worksite(s). Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than set forth in HUD regulations (CFR 35.1350(d)).
- b. Pre-1978 property receiving more than \$5,000 and up to \$25,000 in Federal rehabilitation assistance. The City of Tempe is required to:
 - Provide families with a copy of *Renovate Right* or other EPA approved document;
 - Conduct paint testing or presume the presence of lead-based paint;
 - Perform a risk assessment in the dwelling units receiving assistance, in common areas servicing those units and exterior painted surfaces before rehabilitation begins;
 - Perform interim controls of all lead-based paint hazards Identified;
 - Implement safe work practices during the rehabilitation work and repair any paint that is disturbed and is known or presumed to be lead-based paint;
 - On-going maintenance activities is required if the rehabilitation assistance is HOME funded.

- c. Pre-1978 property receiving more than \$25,000 per unit in Federal rehabilitation assistance. The City of Tempe is required to:
- Provide families with a copy of *Renovate Right* or other EPA approved document;
 - Perform a risk assessment in the dwelling units receiving Federal assistance and in associated common areas and exterior painted surfaces before rehabilitation begins;
 - Abate all lead-based paint hazards identified by the paint testing or risk assessment. Interim controls are acceptable on exterior paint surfaces that are not disturbed by rehabilitation activities and on lead-paint hazards that have an area smaller than the minimum limits specified in HUD Regulations. If abatement is required, it is necessary to abate only the surface area with hazardous conditions.
 - Implement safe work practices during rehabilitation work and repair any paint that is disturbed and is known or presumed to be lead-based paint.

Section 8 Housing Choice Voucher Program; CFR 35.1200

The City of Tempe inspects all units prior to placing a unit under a Housing Assistance Payments Contract and at least annually thereafter.

For units built prior to 1978, the PHA is responsible for the following:

- Visual assessment for deteriorated paint (peeling, chipping, flaking) surfaces at initial and annual inspections;
- Assuring that a clearance examination is conducted when required;
- Carrying out special requirements for children under age six who have environmental intervention blood levels as verified by health agencies;

Property owners are responsible for the following:

- Disclosing known lead-based paint hazards to potential residents prior to the execution of a lease (the Housing Authority must keep a copy of the disclosure notice executed by the owner and tenant in the assisted tenant's file);
- Providing all prospective families with a copy of *Protect Your Family from Lead in Your Home* or other EPA approved document;
- When necessary, stabilize each deteriorated paint surface before the assisted occupancy may begin. If the assisted tenant is already occupying the unit, paint stabilization must be completed within 30 days of the Housing Authority's notification to the owner of the visual inspection results.
- Each time a lead-based paint activity is performed on the unit, notify the tenants about the conduct of lead hazard reduction activities and clearance (if required);
- Conduct lead hazard reduction activities when required by the Housing Authority;
- Perform all work in accordance with HUD prescribed safe work practices and conduct clearance activities when required;
- Perform ongoing maintenance. As part of this ongoing maintenance, the property owner must provide written notice to each assisted family asking occupants to report deteriorated paint. The notice must include the name,

address and telephone number of the person responsible for accepting the occupant's complaint.

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City of Tempe is committed to the on-going goals of providing decent, safe, affordable housing and improving the quality of life for all residents. In its efforts to achieve this, the City of Tempe's top priorities and specific objectives in addition to resources are:

National Objective: Decent Housing					Goals for Current Year	
Local Strategic Objective	Goal to Address High Priority Needs	Activity	Five Year Goal Housing Units All Sources	AP5 HOME	AP5 CDBG	AP5 All Other Sources
Single-family housing rehabilitation	Increase the quality of owner-occupied housing by providing	Housing rehabilitation assistance to low and moderate income households	30	0	0	0
Available/ Accessible						
SO-1						
Single-family housing emergency repair	Improve the habitability of owner occupied housing by providing	Emergency home repair assistance to low and moderate income households	133	0	20	0
Available/ Accessible						
SO-4						
Homebuyer Assistance	Increase the availability of affordable owner housing by providing	Down payment assistance to low and moderate income households	70	10	0	0
Affordability						

SO-2						
Acquisition of land and construction of new housing for owner occupants	Increase the availability of affordable owner housing by providing	Acquisition and development for owner-occupied housing				
Affordability			22	0	¹ acquisition	0
SO-3						
Acquisition and rehabilitation of rental housing	Increase the supply of affordable rental housing by providing	Acquisition and rehabilitation assistance to house low and moderate income households				
Affordability			0	0	0	0
SO-5						
Acquisition of land and construction of new rental housing	Increase the supply of affordable rental housing by providing ⁸	Acquisition and development assistance to house low and moderate income households				
Affordability			30		¹ acquisition	0
SO-6						
Preservation of existing public housing units and tenant based rental assistance.	Preserve existing number of units of public housing and Housing Choice Vouchers.	Administration of public housing and Housing Choice Vouchers to house extremely low, low and moderate-income households				
Affordability			1082	0	0	\$8,525,244
SO-7						

Expansion of assisted rental units in the private marketplace	Increase the number of assisted rental units in the private rental market through	Applications for additional assisted vouchers when they become available or through tenant based rental assistance.				
Affordability			0	0	0	0
SO-8						

OBJECTIVE #1: Create and increase new affordable rental units that are targeted for extremely low, low and moderate-income families and individuals.

Analysis:

The City of Tempe supports the creation of new affordable rental units throughout the City. New affordable rental housing may be created through: new construction, the acquisition and conversion of non-residential structures to affordable housing or the acquisition and conversion of market-rate rental housing to affordable housing. Due to the high levels of public investment required for acquisition and development of new affordable units, nonprofit ownership is a key part of this strategy as is the use of long-term deed restrictions to ensure affordability.

Number of Households to be served:

During FY2014, the City of Tempe will work to create additional units through the acquisition of one parcel and the development of new affordable rental housing units. The City will leverage all available resources to maximize the total number of new units. The rental units assisted will be rented to tenants with incomes at or below 60% of area median. In addition, the City of Tempe will continue to explore options for the creation of additional affordable rental units with both its non-profit and for profit development partners through the Low Income Housing Tax Credit program. In furtherance of this objective, the City will allocate 100% of the City's HOME allocation towards this objective.

Expected Resources:

Federal Funds

Community Development Block Grant Program

HOME Program

Section 8 Housing Choice Vouchers

Local Funds

Housing Trust Fund

Private Lenders

Strategies:

Community Development Block Grant Program: The Community Development Block Grant Program (CDBG) is used for site acquisition or for the acquisition and rehabilitation of existing rental properties to develop rental affordable housing. CDBG funds can be used when a minimum of 51% of the existing tenants are low or

moderate-income, or if the property is located in a predominantly low-income neighborhood.

OBJECTIVE #2: Increase affordable homeownership opportunities for first-time low and moderate-income buyers.

Analysis:

This past fiscal year has seen a steady increase in demand for owner-occupied, single family housing in the Tempe housing market. As such, it has become increasingly difficult for the first time homebuyer to acquire their first home when faced off against the typical investor who brings cash to the table. As a direct result of the changing market conditions, Tempe's downpayment assistance program has once again grown in popularity. For a short time this past year, a waitlist was again initiated. In addition, the still low interest rates has spurred many previously CAMP participants to refinance their primary loan while simultaneously pay back the City's investment. As a result, this past year, the City received approximately \$150,000 in HOME program income. These funds have allocated to a sub-grant with Newtown, thereby freeing up additional HOME funds for the CAMP program. Although no funds will be allocated to this activity with FY2014 funds, there is sufficient funding from previous years to meet the market demand for downpayment assistance in Tempe.

Other than units financed under City programs, there are few ownership opportunities for low and moderate income Tempe residents in the private real estate market. The high cost of purchasing a "fixer-upper" in the City makes ownership difficult. However, the pool of potential low and moderate income first-time homebuyers in Tempe is high with applications greatly outnumbering available affordable homeownership units. The affordable units created by the City encourage investment, stabilize buildings and neighborhoods, and guarantee continued affordability.

Number of Households to be Served:

During FY2014, the City of Tempe will work to assist 10 households achieve homeownership utilizing the City's Community Assisted Mortgage Program. The majority of first-time homebuyers assisted will have annual incomes between 50-80% of area median income. Although there is not a restriction on assisting buyers with lower incomes, it is more difficult for those households to obtain mortgage financing. Since housing costs remain relatively high in Tempe, the gap between what a household earning less than 50% of the area median can afford and the subsidy amount needed is unfeasible to provide. In addition, the City will strive to create additional homeownership opportunities through site acquisition and development of affordable and/or mixed income housing.

Expected Resources:

Federal Funds

Community Development Block Grant
HOME Program

Local Funds

Housing Trust Fund
Individual Development Empowerment Account (IDEA) Grants
Individual Development Account (IDA)
Family Self Sufficiency Escrows

Private Lenders

Strategies:

Down payment assistance will be provided to eligible low/moderate income, first-time homebuyer households to purchase homes. In addition, when financially feasible, the City will use site acquisition and development for affordable housing purposes.

Community Development Block Grant Program: CDBG funds can be used for the acquisition, rehabilitation and development of homeownership units. CDBG funds may also be utilized for site/infrastructure improvements.

In addition, CDBG funds may be used to provide direct homeowner assistance in the form of downpayment assistance to eligible low moderate income, first-time homebuyer households to purchase homes. Sponsored City of Tempe programs: Community Assisted Mortgage Program. Sponsored non-profit programs: Newtown, Community Development Corporation, Save the Family ARM and Habitat for Humanity of Central Arizona.

HOME Investment Partnership Program (HOME): Downpayment assistance provided by HOME funds has been used successfully in previously years to reduce the acquisition cost for Tempe properties to ensure their affordability to low and moderate income first-time homebuyers. Sponsored City of Tempe programs: Community Assisted Mortgage Program. Sponsored non-profit programs: Newtown CDC/CHDO, Save the Family ARM and Habitat for Humanity of Central Arizona.

Program Income: Program Income is received from the City's housing programs from loan payments on previous rehabilitation and downpayment assistance loans re-paid back to the City. Federal regulation states that program income derived from federal and consortium activities may allow a member to retain Program Income (PI) for other HOME activities within that member's boundaries provided the member uses the PI before additional HOME funds are drawn down for use within its boundaries.

Individual Development Empowerment Account (IDEA) Grants: Affordable Housing Program grants offered through the Federal Home Loan Bank San Francisco for Family Self-Sufficiency families who have saved money in their escrow account for at least 10 months. The FSS program applies for funding to a member bank and the FSS families are eligible for a 3:1 (up to \$15,000) as down-payment and closing costs assistance.

Individual Development Account (IDA): Affordable Housing Program offered through the Federal Home Loan Bank San Francisco for families who open an IDA account through an authorized organization and save for at least 10 months and the money in this account will be matched 3:1 for down payment and/or closing costs. In Tempe, Newtown, CDC is the lead agency providing IDA accounts.

Family Self-Sufficiency (FSS) Escrows: Escrow funding for Section 8 FSS participants calculated when a family increases their earned income. This money is held in an account until the participant completes all of the goals written in their 5 year contract plan with the Tempe Housing Authority. Most participants use this money as a down payment on a home and also use as leverage for other funding such as the IDEA Grant.

Workforce Initiative Subsidy for Homeownership (WISH): Affordable Housing Program offered through the Federal Home Loan Bank San Francisco for families who are saving through an authorized organization. The WISH Program provides grants to qualified homebuyers through its member banks. The program is designed to help people living in high-cost areas to purchase homes near their work. This funding has different eligibility qualifications from the IDA program. In Tempe, Newtown, CDC is the lead agency providing WISH accounts.

Homebuyer Classes and Counseling: The City partners with local HUD approved non-profits to offer monthly homebuyer classes. Potential buyers attend one eight-hour session covering issues such as credit, finding a home, qualifying for a mortgage and the purchase process. Class graduates are eligible for financing and individual counseling to help them tailor a plan for achieving homeownership. Sponsored non-profit agency: Newtown, CDC.

OBJECTIVE #3: Preserve the supply and quality of affordable rental housing opportunities, and enhance access for extremely low, low and moderate-income households.

Analysis:

Tempe is a dense, built-up city with relatively little vacant land and limited redevelopment opportunities. As a consequence, many of the most cost-effective opportunities for promoting affordable housing are in the existing stock. Supporting the rehabilitation of privately owned and nonprofit owned units, is a large part of Tempe's effort to preserve existing affordable units. In a city such as Tempe, with an older housing stock and a high percentage of rental units (49%), it is not surprising that the condition of rental units is in great need of improvement. At the same time, according to the 2010 Census, only a small percentage of housing units in the City are unsuitable for rehabilitation. A combination of continuous demand, a relatively fixed supply of housing units and the overall increase in the median sales price of both condominiums and single family homes have led over the years to dramatically increased rental costs in Tempe. However, this has abated to a degree given over-built market conditions in Tempe and throughout Maricopa County.

Number of Households to be served:

During FY201, the City of Tempe will work to preserve 1082 affordable rental units. This goal will be attained through the administration of the Section 8 Housing Choice Voucher Program.

Expected Resources:

Federal Funds

Section 8 Housing Choice Vouchers
Community Development Block Grant
HOME Program

Local Funds

Housing Trust Fund
Private Lenders

Strategies:

HOME Program: The HOME Program is used to fund the rehabilitation of owner-occupied properties. The funds are used primarily in properties that are owned and/or managed by private or nonprofit sponsors. In addition, the City may utilize its existing HOME fund balances to contribute to the rehabilitation of City-owned, single family homes. These City-owned homes will be resold to income eligible households with the intent to maintain their period of affordability as long as the market will permit.

Section 8 Rental Assistance: Section 8 Housing Choice Vouchers are intended to provide subsidy tied to a specific apartment in safe and sanitary condition. In exchange for the long-term commitment of rental subsidy, the owner works closely with the Tempe Housing Authority to create Section 8 units that are affordable to extremely low and low-income households. The availability of new Section 8 assistance is essential to meet the goals of the City's Consolidated Plan. Without it, the goals would be very difficult, if not impossible, to attain.

OBJECTIVE #4: Continue to stabilize neighborhoods and the single-family housing market by providing assistance to low and moderate-income households.

Analysis:

Tempe strives to stabilize the ownership of single family units by extremely low, low and moderate-income households, encourage investment in the existing housing stock, and preserve the many affordable owner-occupied units. In Tempe, many low-income owners, particularly the elderly and single person households, are unable to invest in their home because they lack access to the capital or the skills to oversee rehabilitation. The Home Improvement Program offers affordable loans and grants to existing owners of properties, which encourages stability and reinvestment at a relatively low cost.

With high housing payments, many low and moderate-income owners are not able to pay for or finance necessary improvements to their homes. Many owner-occupied units, especially those occupied by low and moderate-income owners are substandard having health and safety code violations to address after years of deferred maintenance. Of these, most are suitable for rehabilitation. Additionally, the City continues to address, monitor, evaluate and reduce lead-based paint hazards throughout the community. This group has also seen a great increase in its housing costs over the past five years, however this moderating at the moment.

Lastly, the City will identify potential housing acquisition and rehabilitation activities in the two newly created "Neighborhood Revitalization Areas" for potential rehabilitation projects to be undertaken through the CDBG/HOME programs that have the potential to dramatically affect both the stabilization and beautification of the hardest hit residential neighborhoods.

Number of Households to be served:

During FY2014, the City of Tempe will work to create, preserve and/or stabilize 15 units through the acquisition/rehabilitation of single family units; 15 units will be assisted using the City's Emergency Repair Program; Of the 15 units expected to receive emergency and repair assistance, 2 will be tested for lead-based paint hazards. The majority of the households assisted have annual incomes between 30-60% of area median income.

Expected Resources:

Federal Funds

Community Development Block Grant

HOME Program

Program Income

Local Funds

Housing Trust Fund

Private Lenders

Strategies:

Community Development Block Grant Program: The Community Development Block Grant Program (CDBG) is used for single family housing acquisition and emergency repair. CDBG funds will also be used to test and evaluate owner-occupied or rental dwellings, participating in the City's Emergency Rehabilitation or Full Rehabilitation Programs, built prior to 1978, for lead-based paint hazards. Units meeting the requirements for lead-paint testing, will be tested and evaluated for lead-based paint hazards prior to any rehabilitation assistance being offered. Costs of lead-paint testing and evaluations will be considered grants to the homeowner. The City will continue to keep current on lead-based paint issues through staff training.

CDBG funds can be used when a homeowner is low or moderate-income, or if the property is located in a predominantly low-income neighborhood. Sponsored City of Tempe Program(s): The Neighborhood Revitalization Program, Regular Rehabilitation Program, Emergency Home Repair Program and Lead Testing and Abatement Program.

HOME Program: The HOME Program is used to fund the rehabilitation of single family properties. The funds may be used to provide reduced interest rate or deferred loans to low and moderate income homeowners of single family households. Housing rehabilitation programs may also be funded using Program Income from HOME loan repayments from prior rehabilitations. Sponsored City of Tempe program(s): The Home Improvement Program and Neighborhood Revitalization Program

Program Income: Program Income is received from both the City's downpayment assistance program for first time homebuyers and housing rehabilitation program from deferred loan repayments on previous rehabilitation or downpayment assistance loans. Federal regulation states that program income derived from federal and consortium activities may allow a member to retain PI for other HOME activities within that member's boundaries provided the member uses the PI before additional HOME funds are drawn down for use within its boundaries.

Loans and Other Receivables: Under the City's Rehabilitation program, the City has a low-interest loan program for low and moderate income owners of one to four unit buildings and single family homes. The terms of the loan require 100% of the deferred loan to be repaid to the City upon sale, conveyance or alienation of the rehabilitated property.

In addition, the City of Tempe is a member of the Maricopa County HOME Consortium through an Intergovernmental agreement. Federal regulations (CFR 91.405) require that housing needs assessment be consolidated for the entire Consortium service area. For information on the Consortium service area needs,

refer to the 20010/2014 Consolidated Plan for the Maricopa County HOME Consortium.

FY 2014 Proposed Housing Activities Summary			
Activity	Funding Source	Unit of Measure	Outcome
Create New Affordable Rental			
• Acquisition and/or Rehabilitation	CDBG	Parcel(s)	1
Create New Affordable Owner-Occupied			
• Downpayment Assistance	HOME	Households Assisted	10
• Acquisition and/or Rehabilitation	CDBG	Parcel(s)/Units	1
Preserve Existing Affordable Rental			
• Housing Choice Voucher Program	Section 8	Units Leased	1,082
Preserve Existing Owner-Occupied			
• Emergency Home Repair Program	CDBG	Households Assisted	20
• Lead-based Testing/Abatement	CDBG	Households Assisted	2

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

This section is not applicable to the City of Tempe. The City does not administer a public housing program.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

Maintaining diversity and creating affordable housing opportunities are two central policy objectives of the City of Tempe. As a result, public policies tend to facilitate, rather than obstruct, the creation and preservation of affordable housing. However, even within the framework of a regulatory structure that supports affordable housing, there are some provisions and procedures that can be barriers to affordable housing. In order to further its ongoing commitment to the provision of affordable

housing, the City of Tempe will continue its efforts to remove barriers and encourage support for public policies designed to house its extremely low, low and moderate-income residents.

High Cost of Land and Real Estate

Despite the current national and local economic conditions, land values have rebounded in Tempe because the City is attractively built, land-locked, contains ASU, includes light rail access and is centrally located to regional facilities. Land value is an important factor in the overall cost of a project and affects its ability to compete with smaller projects where land costs are lower. Remaining vacant land in Tempe holds steady at approximately 6%. This contributes to making new residential development difficult and comparatively expensive.

The small amount of vacant land available for development and the desirability of living in Tempe present one of the most significant barriers to affordable housing in Tempe. The cost of what little land is available for development remains high and the City faces strong competition from the private market as it attempts to buy land and buildings with local non-profit housing providers. A combination of continuous demand and a relatively fixed supply of housing units have led, over the years, to dramatically increased rental costs in Tempe. As a result, most market homeownership opportunities are still out of the reach of low and moderate income first-time buyers.

Gentrification of housing

The gentrification pattern, together with the pressures of student housing issues, raises the cost of housing in what have traditionally been Tempe's affordable housing areas.

Housing facilities for persons with disabilities

Housing facilities for persons with disabilities tend to be clustered in limited neighborhoods in Tempe thereby limiting housing choices.

Accessible rental units

The demand for additional accessible rental units is not being met by new development or rental rehabilitation activities.

Strategy

Tempe will continue to work to reduce the resource gap by aggressively seeking out additional federal, state and private resources to support its affordable housing priorities. To this end, the City created a Housing Trust Fund in January 2009. The purpose of the fund is to create and/or preserve affordable housing in Tempe. The HTF is currently funded with private dollars received pursuant to development agreements. Additional sources of funding are currently being researched and reviewed. In addition to the HTF, the City is considering the possible implementation of a Density Bonus program and an Affordable Housing fee for new developments. The City will work to eliminate any regulatory gaps by working with federal and other agencies to identify problems and, where appropriate, to seek refinements or

waivers of regulations that impede efficient affordable housing production. In addition, the City will continue its efforts to overcome these barriers by considering the use of City-owned land, whenever possible, for development as affordable housing. There are problems with this strategy, however, because the City owns a limited amount of land. In the coming years, the City of Tempe will continue to assess all of its housing activities to take advantage of opportunities for expanding the affordable housing stock in a changing market, while working to minimize the impact on its most vulnerable residents.

Additionally, the Community Development Department continues to refer to the adopted Affordable Housing Strategy Plan.

The goal of the strategy is:

“Support housing for low to moderate-income individuals and families that provides the greatest level of self-sufficiency, dignity, and independence. Invest in housing development that allows for maximum long-term affordability.”

The Affordable Housing Strategy, approved in 2010, includes proposed policies and strategies for both preserving and creating affordable housing in Tempe, including the main barriers as identified in the Consolidated Plan. While some of the barriers are generally out of the City’s control, there are actions the City can take to alleviate barriers. The actions the City will take in the next year will include:

Homeownership Incentives

The City continues to respond to high home prices by expanding its first-time homebuyer buyer education programs, increasing the amount of financial assistance it makes available to eligible homebuyers through its First-time Homebuyer Financial Assistance program, and exploring new programs to help expand homeownership opportunities. The City also allocates substantial resources to the development of affordable units for first time buyers by non-profit housing developers. The City will continue to provide incentives for homeownership through a variety of sources including the Section 8 Housing Choice Voucher Program, the Family Self-Sufficiency Program Escrow Accounts and the Community Assistance Mortgage Program (HOME and CDBG funding).

The City will continue to partner with agencies such as, Newtown, CDC’s Community Land Trust and Affordable Housing Restrictive Covenant programs that involve volunteer and “sweat equity” like Habitat for Humanity to assure continued affordability of housing city-wide. The Community Land Trust (CLT) program protects the affordability of housing by owning the land while the homebuyer owns the home and other improvements on that land. The CLT protects the affordability of the housing by controlling the sale of the home. The Affordable Housing Restrictive Covenant program contains restrictions on the transfer and encumbrance of the property, and the owner’s current and future equity interest therein. These restrictions limit the amount of equity available to the owner upon transfer, thereby maintaining the affordability of the unit for future owners. The City will also continue to support non-profits who conduct affordable housing activities in Tempe.

Rental Assistance

The City will continue to administer the Section 8 Housing Choice Voucher Program to provide assistance to households to enable them to rent units in the private market.

Accessible Housing

The City will conduct new outreach efforts to educate the community on the availability of funds for housing accessibility for persons with disabilities. The City has an ADA Accessibility Specialist who provides information to citizens regarding the Americans with Disabilities Act and local disability resources by answering an ADA hotline. The City's Fair Housing Coordinator continues to work with the ADA Accessibility Specialist to promote community awareness of accessibility issues especially as they pertain to the Fair Housing Act and the need for accessible units.

The strategies to address this barrier include public education, using prior successful affordable housing developments as examples, and intensive work with neighborhood residents to try to develop support for new housing. Speaking with residents and city officials early in the development process has proven successful in building support for affordable housing development. It is important to recognize that in a very dense city, there will always be the difficult issue of competing uses for any remaining undeveloped land.

HOME/ American Dream Down payment Initiative (ADDI)

- 1. Describe other forms of investment not described in § 92.205(b).**
- 2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**
- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:**
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.**
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.**
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.**

- e. **Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.**
 - f. **State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
4. **If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:**
- a. **Describe the planned use of the ADDI funds.**
 - b. **Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.**
 - c. **Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.**

Program Year 5 Action Plan HOME/ADDI response:

In fiscal year 2014, the City anticipates 10 families will have purchased their first home with the assistance of the HOME funded piece of the Community Assisted Mortgage Program. Due to the successful administration of this program, the City expects to exhaust all of its previously allocated funding by the end of the program year.

In addition to providing down payment and closing costs assistance to first time homebuyers, many families and individuals are expected to attend the City's down payment assistance information briefing. During this briefing, families are informed of other community resources available to them, including Newtown's Land Trust and I.D.E.A matching funds programs. Moreover, families will be referred to one of the City approved homebuyer education providers for credit review, homebuyer education and counseling.

1. The City of Tempe does not use other forms of investments not described in §92.205(b). The City uses HOME funds for rehabilitation loans (non-interest bearing and deferred) secured by a Deed of Trust.
2. The City uses both HOME and CDBG funds for homebuyers. As a member of the Maricopa County Consortium, it has adopted the Consortium's guidelines for resale or recapture of funds. The full policy is located in the Additional Files section of the Consolidated Plan.

A summary of the policy is as follows:

It is the policy of the Maricopa HOME Consortium that each member of the Consortium may use either the recapture option or the resale option based on what is most beneficial to the member and to the potential homebuyer. Consortium

members will select the method to be used prior to granting the HOME/ADDI assistance to the potential homebuyers. Each Consortium member will ensure the proper security instruments are executed to guarantee the HOME/ADDI investment for the affordability period for the selected recapture/resale option.

Recapture Option – Under this option, the Net Proceeds of the original HOME subsidy must be returned to the HOME Program. The Net Proceeds are the sales price minus loan repayment (other than HOME funds) and any closing costs. This option allows the seller to sell to any willing buyer at any price. Once the HOME/ADDI funds are repaid, the property is no longer subject to any HOME/ADDI restrictions. The recaptured funds must be used for another HOME/ADDI -eligible activity. Recapture restrictions apply if the “property” is either sold or rented during the affordability (term) of the City of Tempe Promissory HOME note - the unforgiven amount of the principle balance of the CAMP HOME Note must be repaid to the City of Tempe, unless

- The property is sold to an income eligible buyer approved for HOME funds that can assume all or part of the unforgiven balance, or
- The Net Proceeds from the sale of the “property” at its fair market value are insufficient to pay the unforgiven balance of the City of Tempe CAMP HOME Note in full. In this situation, the City of Tempe will forgive repayment of the amount of the unforgiven balance in excess of the Net Proceeds.

Resale Option – Under this option, the seller must resell the original home to another income-eligible homebuyer. This sale must be at a price that is affordable to the purchaser, although the seller is also allowed a fair return on the sale. Under the HOME regulations, the participating jurisdiction must define both the terms of affordability and fair return.

The City of Tempe will use the Recapture Option.

3. The City of Tempe does not use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.
4. The City has previously received a pro-rata share American Dream Down payment Initiative (ADDI) funds as member of the Maricopa County Consortium. The City has exhausted all ADDI funds from previous years’ allocations.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.**
- 2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**
- 3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**
- 4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**
- 5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.**

Program Year 5 Action Plan Special Needs response:

The Homeless Outreach Program Effort (HOPE) will continue to operate in the new program year. HOPE employs 2 part-time outreach workers who are responsible for traveling throughout Tempe in an effort to reach out to homeless individuals and families living on the streets. HOPE works to engage the homeless into the homeless service delivery system. The outreach workers are able to accompany homeless individuals and families to social service agencies and stay with them through the process of obtaining needed benefits/services. Since its inception in October 2006, HOPE has had contact with over 1,650 unduplicated homeless individuals.

The City of Tempe is an active participant on the Regional Continuum of Care Committee on Homelessness. This committee was created in 1999 to provide policy direction and leadership on homeless issues in Maricopa County. The Maricopa Association of Governments (MAG) created the Committee to better coordinate the activities of the Continuum of Care. The Committee's responsibilities include directing year-round planning for homeless issues, submitting a cooperative HUD grant application, convening issue-oriented subcommittees and work groups, and taking a role in improved linkages with other organizations.

As a member of the Regional Continuum of Care Committee on Homelessness, the City supports the regional goals outlined in the Regional Plan to End Homelessness (www.mag.maricopa.gov). The Regional goals are:

- High-profile community champions will raise awareness and

- Support for coordinated responses to end homelessness in the region.
- Leverage funding, services and housing to end homelessness in the region by creating innovative new partnerships and strengthening collaborative partnerships.
- Coordinate an effective information network to prevent people from becoming homeless.
- Increase the number, availability, and coordination of permanent supportive housing, affordable housing and services to individuals and families who are experiencing homelessness.
- Promote information about resources that provide people who are homeless with the skills and knowledge they need to ameliorate barriers to housing.

Absent the one time infusion in 2009 of Homelessness Prevention and Rapid Re-Housing Recover Act funding, the City of Tempe does not receive direct funding targeting homelessness; however, the following resources will be directed toward homeless prevention in the program year:

Funding of Homeless Prevention Activities

The City will continue to fund those activities directed toward the prevention of homelessness. Funding sources include CDBG, General Funds, and Help to Others (H2O) funds. Activities funded include:

- HOPE (City of Tempe Outreach Team)
- Chrysalis Shelter, (shelter services)
- Catholic Social Services (domestic violence shelter)
- A new Leaf (shelter services)
- Sojourner Center, (domestic violence shelter)
- Central Arizona Shelter Services, (shelter services)
- City of Tempe (homeless coordinator)
- Homeward Bound, (transitional housing case management)
- Salvation Army-Tempe, (homeless case management/Emmaus and homeless prevention/rental assistance)
- Save the Family, (transitional housing and homeless children's intervention)
- Tempe Community Action Agency, (community services)
- Tumbleweed, (Tempe Youth Resource Center)
- United Food Bank, (food link)

Section 8 Housing Choice Vouchers

The City of Tempe utilizes the HUD definition of homelessness to give preference points to homeless applicants who apply for the Section 8 Housing Choice Voucher. To date, 30 of the originally placed 35 chronically homeless persons remain in the Supportive Housing Project. These households were previously transitioned from the temporary HPRP Stimulus program to the more permanent Housing Choice Voucher program. The Homeless Coordinator will continue to work with homeless service providers to ensure their clients know when the waiting list is open and that appropriate referrals are made. The Homeless Coordinator also works with every applicant who states that they are homeless and provides them with resource information for shelters and transitional living programs. The Homeless Coordinator also advocates for these applicants as appropriate.

By providing a preference for homelessness, individuals and families will not have lengthy waiting times for assistance. The funding source is the Section 8 Housing Choice Voucher Program.

Homeless and Fair Housing Coordinator Position

CDBG funding is used to staff one full-time Homeless/Fair Housing Coordinator position in the City. This position is responsible for coordinating homeless activities within the City, representing the City at Continuum of Care activities and serves as staff liaison on the Homeless Advisory Committee.

Support of Continuum of Care

The City of Tempe continues to be an active participant in the regional Continuum of Care Activities. The City of Tempe Homeless Coordinator has served on the Regional Continuum of Care Committee on Homelessness and has been appointed as Chair of the Continuum of Care Planning Subcommittee. These committees' responsibilities include directing year-round planning for homeless issues, submitting a cooperative HUD grant application, convening issue-oriented subcommittees and work groups, and taking a role in improved linkages with other key stakeholders.

The City of Tempe Homeless Coordinator also participates on the Continuum of Care Rating and Ranking Committee; this committee reviews and ranks the local applications that are submitted as part of the Maricopa County Continuum of Care HUD Application.

The City of Tempe Homeless Coordinator facilitates the Annual Homeless Street Count in Tempe and will continue to do so. The Homeless Coordinator works with city departments, including the Police Department and Parks and Recreation, local faith-based organizations and community residents to ensure that enough volunteers are participating to complete an accurate count.

Homeless Facilities

The Homeless Coordinator continues to work closely with the Interfaith Homeless Emergency Lodging Program (I-HELP) Advisory Board. I-HELP offers emergency housing to 35 homeless individuals and families at Tempe faith-based organizations seven days a week. In excess of forty Tempe faith-based organizations participate in I-HELP and the number of participating organizations will continue to grow.

The City will continue to fund homeless facilities in other areas of Maricopa County that provide services to homeless Tempe residents. The City of Tempe Homeless Coordinator will continue to work with these agencies to increase coordination among service providers.

2. Homelessness

In the program year, the City will provide funding to social service agencies that address the needs of homeless and those at risk. In addition, funding will be provided to the East Valley Men's Center in Mesa and the Central Arizona Shelter Services facility in Phoenix.

During the funding year, the Tempe City Council approved ongoing funding for the Homeless Outreach Project Effort (HOPE). HOPE employs 2 part-time

Homeless Outreach Caseworkers who are responsible for traveling throughout Tempe to reach out to homeless individuals and families in an effort to engage them into the homeless service delivery system. The Homeless Outreach Caseworkers assist the people they are serving by staying with them through the entire process of applying for benefits/services they may be eligible for.

On a bi-annual basis throughout 2013, the Homeless Coordinator partnered with the Valley of the Sun United Way, Tempe Community Action Agency, the Tempe Salvation Army, the Tempe First United Methodist Church and Tumbleweed to organize Project Connect events in Tempe. Project Connect is a national best practice model that brings together organizations from across the community to for one day to provide immediate services to homeless individuals and families. Provider agencies at Project Connect included the Arizona Department of Economic Security, the Social Security Administration, the Veteran's Administration, and numerous local agencies and businesses. Hundreds of homeless individuals attend each quarterly event. Tempe was the first city in Arizona to hold a Project Connect and became one of the cities in Maricopa County that hosts an event on a monthly basis throughout the upcoming year.

3. Chronic Homelessness

During the most recent Homeless Street Count, 135 individuals were identified as meeting the HUD definition of "chronic homelessness". Chronic homeless individuals are defined as those individuals with disabilities who have been continually homeless over the past year or who have been homeless four times in the past three years. Many of the people being served by HOPE, our Homeless Outreach Program Effort are chronically homeless. The City of Tempe Homeless Coordinator is continually working to increase partnerships that can address chronic homelessness in Tempe. In addition, the City recently transitioned 35 chronically homeless individuals into permanent supportive housing utilizing the revised Section 8 Preference point system.

The actions described in #2 above for homelessness will also be applied to chronic homelessness.

4. Homeless Prevention

The City approved resources from general funds for 2 permanent Homeless Outreach Caseworkers for the upcoming year. The Homeless Outreach Caseworkers are responsible for traveling throughout Tempe, reaching out to homeless individuals and families and engaging them into the service delivery system. The City continues to provide funding to agencies in Tempe and Maricopa County that work to prevent and reduce homelessness. Specifically, the City funds the Tempe Community Action Agency and the Tempe Salvation Army; both of these agencies work with extremely low-income individuals and families that are living on the edge of homelessness. The City's Homeless Outreach Caseworkers work closely with these 2 agencies as well.

The City provides funding to homeless service providers that provide services at the throughout the East Valley and at the Human Service Campus in Phoenix; homeless individuals from Tempe are able to utilize the Human Service Campus to access a number of services at one location. The Human Service Campus, furthermore, primarily services chronically homeless individuals.

The City will also continue to fund agencies that provide services aimed at the prevention and reduction of homelessness in Tempe and Maricopa County.

5. Discharge Coordination Policy

Arizona's previous Governor, Janet Napolitano, created the Interagency and Community Council on Homelessness (ICCH). The ICCH has made the discharge planning a top priority and has a work group specifically charged with addressing this issue. The City participates in the ICCH and provides feedback as appropriate. The City will continue to work with the ICCH and the MAG Regional Continuum of Care Committee on Homelessness to implement discharge coordination policies.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 5 Action Plan ESG response:

This section is not applicable to the City of Tempe. The City is not a recipient of ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

1. Non-housing community development needs:

- Acquisition: Citywide - Improve access to affordable owner and/or rental housing; Removal of slum and blighted conditions.

Funding will be used to acquire vacant land or slum and blighted properties citywide for the purpose of developing additional owner-occupied and/or rental housing for low and moderate income households. Approximately \$597,545 in FY 2014 funds will be used for this activity.

- *Public Services: to improve the overall quality of life for City of Tempe residents by creating and coordinating public services.*

The City will use the maximum 15% of its CDBG grant toward public service activities. In addition, the city will use the following funding sources for public services: General Revenue funds and Help to Others (H2O). The public services to be funded with CDBG funds for the program year are:

FY 2014/2015 CDBG PUBLIC SERVICES BREAKOUT			
SUBRECIPIENTS	AMOUNT	HUD CATEGORY	OUTCOMES (PERSONS)
Homeless Shelter and Services			
A New Leaf	\$56,400	Public Services (general)	20
Central AZ Shelter Services	\$45,745	Public Services (general)	400
City of Tempe Homeless Coordinator	\$91,480	Public Services (general)	550
City of Tempe Family Self Sufficiency Specialists	\$13,500	Public Services (general)	65
TOTAL	\$207,125	1,035 persons served	

2. The specific long- and short-term objectives of the Community Development needs are as follows:

Acquisition of Real Property

Short-term objective: to acquire a vacant parcel or substandard property for the removal of slum and blight conditions in the Apache Boulevard Redevelopment Area and/or within the Neighborhood Revitalization Target Areas, or citywide.

Long-term objective: to provide revitalization opportunities in the Redevelopment Area and hardest hit neighborhoods. Opportunities may include, but are not limited to, affordable housing, mixed income housing projects, special needs housing, light rail activities.

It is estimated that this project will be completed in one year.

Public Services

The amount of public services funded with CDBG funds cannot exceed 15% of the program year CDBG grant. In addition to CDBG funding, the City commits general funds and Help to Others (H2O) funds.

Short-term objective: to commit funds to address the high priority needs of the community. The Tempe Community Council, using their expertise and partnerships with public service agencies serving the community, will continue to recommend funding for high priority activities.

Long-term objective: to continue funding activities that addresses the high priority needs of the community until such time as the need no longer exists.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

The City of Tempe will continue its efforts to reduce the number of families and individuals living in poverty over the next year. The City will focus primarily on supporting programs that raise household incomes and stabilize housing situations. It also supports the McKinney grant for which the Maricopa County Continuum of Care (MAG) will apply annually, in hopes of receiving the maximum amount available to support the development of affordable housing that help homeless persons make the transition to permanent housing and independent living.

In addition to the City's commitment to develop and preserve affordable housing and the efforts of the Tempe Housing Authority to provide a number of direct services that help homeless families and individuals find and retain transitional and permanent housing and prevent eviction by stabilizing individuals and families in existing housing.

The Family Self-Sufficiency (FSS) Program is the primary activity associated with reducing poverty level families in Tempe. Despite HUD regulations that allow housing agencies to reduce the size of its FSS program, Tempe has chosen to maintain a higher number of participants in the program. This action is the on-going effort to assist families to become self-sufficient and off welfare.

The number of FSS graduates provides a quantitative measurement that can be applied to reducing the number of families in poverty status. In order to graduate, the FSS participant must have an income that will allow for self-sufficiency without dependence on public welfare assistance. In almost all cases, the graduate has full-time employment and may be eligible for first-time homebuyer assistance. Since the first FSS contract was executed in April 1994, the FSS Program has graduated over 100 graduates – paid \$725,000 in escrow payments and produced 33 homeowners. The FSS program has also partnered with the City of Tempe's Community Assisted Mortgage Program (CAMP) and Newtown CDC to provide other down payment assistance. Also, the Tempe FSS program works with National Bank of Arizona and Alliance Bank to secure IDEA grants that match participant's escrow accounts 3:1 up to \$15,000 for more down payment assistance.

As a partner in the FSS Valley Alliance, Tempe's families are able to become members of the FSS Valley Alliance Homeownership Club and receive the education offered by the homeownership counselors and a variety of community partners to make homeownership a reality. This partnership also provides a conference for FSS participants and other low-income individuals in the Valley, and a graduation event to highlight our graduate's success.

In addition, the FSS program continues its partnership with Arizona Saves to provide a series of three educational instruction classes covering: 1) Credit; 2) Budget; and 3) Homeownership. These classes are not limited to current FSS participants, but are open to any Section 8 participant.

The FSS program also works with Arizona State University, the community colleges, ABIL, AWEE, Maricopa Workforce Connections, Community Legal Services, MAXIMUS and a variety of community partners to secure education, training and employment for the families who need to move to self-sufficiency.

Activities associated with the FSS program during the program year are:

- Continue to administer the Family Self-Sufficiency (FSS program at higher levels than required by HUD
- Aggressively market participation benefits of the Family Self-Sufficiency Program
- Renew or maintain cooperative agreements with welfare-to-work agencies (TANF, MAXIMUS) to promote self-sufficiency and economic opportunities
- Provide and attract supportive services to improve employability of assisted families
- Using CDBG funding, support public service activities and facilities that seek to reduce poverty through training programs and employment opportunities
- Partner with non-profit agencies in support of welfare-to-work activities.

The City's Housing Services and Redevelopment Divisions work closely with the Tempe Community Council and the City's community to maximize the impact of programs on poverty levels. Taking into consideration the factors over which our jurisdiction has control, we believe that this strategy will significantly improve the lives of low-income working families, elderly on fixed incomes, immigrants, victims of domestic violence, single mothers moving off public assistance and others who struggle with poverty in our City.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City of Tempe supports nonprofit and public agencies in their applications for federal and state funds to develop additional housing with appropriate services for low-income persons with special needs. This includes nonprofit applications for commitments from federal programs like Section 811 Supportive Housing for Persons with Disabilities. Tempe will also consider providing funding gaps in the capital costs of developing supportive housing.

The priorities and specific objectives for non-homeless special needs populations in Tempe are identified in the *City of Tempe People Improvement Plan (PIP), Phase II Report, Inventory of Needs and Services*. In addition, another report entitled *Building Blocks for the Future, East Valley Needs Assessment* provides information describing the priority needs of the special populations in Tempe.

http://www.azmag.gov/Documents/pdf/cms.resource/East_Valley_Needs_Assessment71681.pdf

The special needs populations identified in the Reports are as follows:

Children, Youth and Families

This population was identified as an important population in need of services that emphasized prevention. Attention was given to single and working parents. Needed services were identified as parenting education, sex education, life management skills, child protection, childcare, domestic violence shelter and services.

In the upcoming program year, the following public service activities will be funded with CDBG dollars to help address the needs of this population:

- Central AZ Shelter Services
- City of Tempe Homeless Coordination
- Homeward Bound
- Tempe Community Action Agency
- Catholic Charities
- A New Leaf-La Mesita Family Shelter

Elderly

Needed services for this population include health care, case management and counseling, in-home services, adult day care, caregiver support services including respite care, affordable housing, transportation and job training and financial management assistance.

In the program year, the following public service activities will be funded to help address the needs of this population:

- Central AZ Shelter Services
- City of Tempe Homeless Coordination
- City of Tempe Family Self Sufficiency
- Homeward Bound
- Tempe Community Action Agency
- Catholic Charities
- A New Leaf-La Mesita Family Shelter

Disabled

The needed services for the disabled population are the same as those services needed for the Elderly population above. Services include healthcare, case management and counseling, in-home services, adult day care, caregiver support services including respite care, affordable housing, transportation, and job training and financial management assistance.

- **Mentally Ill**
Behavioral health services for the mentally ill population were identified as an important need in Tempe. Housing assistance, shelter services, and case management services are needed.
- **Substance Abusers**
The needed services for this population are the same as those for the mentally ill. In addition to housing assistance, shelter services, and case management services, substance abusers will also need medical detoxification and treatment services.

In the program year, the following public service activities will be funded with general fund and CDBG dollars to help address the needs of this population:

- Tumbleweed
- Central AZ Shelter Services
- City of Tempe Homeless Coordination
- City of Tempe Family Self Sufficiency
- Homeward Bound
- Tempe Community Action Agency
- Catholic Charities
- A New Leaf-La Mesita Family Shelter

2. Sources of funds to address the special needs populations identified above include:

- General Revenue, City of Tempe local tax dollars
- CDBG, Community Development Block Grant funds targeted to low-moderate income households – received from the City’s Housing Services Division
- Seized Asset Community Action (SACA) funds – received from the City’s Police Department
- Transportation, local and other funds – received from the City of Tempe Transportation Division
- Help to Others (H2O) – donations by Tempe citizens with utility bills

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

- 1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.**
- 2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing,**

and assistance for persons who are homeless.

- 3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.**
- 4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.**
- 5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.**
- 6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.**
- 7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.**
- 8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.**
- 9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.**

Program Year 5 Action Plan HOPWA response:

This section is not applicable to the City of Tempe. The City is not a recipient of HOPWA funding.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 5 Specific HOPWA Objectives response:

This section is not applicable to the City of Tempe. The City is not a recipient of HOPWA funding.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Fair Housing

Analysis of Impediments to Fair Housing Choice

The City of Tempe works diligently to ensure that residents are aware of the Fair Housing Act and know that discrimination in the housing market is not acceptable. The City continues to provide information to residents about Fair Housing and how to file a complaint in response to alleged discrimination.

The City of Tempe continues to be an active participant in the Arizona Fair Housing Partnership (AZFHP). The City is partnering with the AZFHP to sponsor and conduct ongoing training and public awareness events throughout the program year.

The City's Section 8 staff conducts briefings with all new tenants when they receive their Housing Choice voucher. These briefings include written and verbal information about the Fair Housing Act and how to file a complaint regarding potential discrimination. The Fair Housing Coordinator makes multiple presentations throughout the year about the issue in an effort to promote greater awareness.

The City of Tempe monitors the impediments to Fair Housing on a regular basis and recently updated the Analysis of Impediments to Fair Housing Choice as part of completing its Consolidated Plan. Benchmarks met this upcoming program year will be reported in the FY2014 CAPER.

PROPOSED BUDGET
FY2014/2015 CDBG/HOME ALLOCATION AMOUNTS

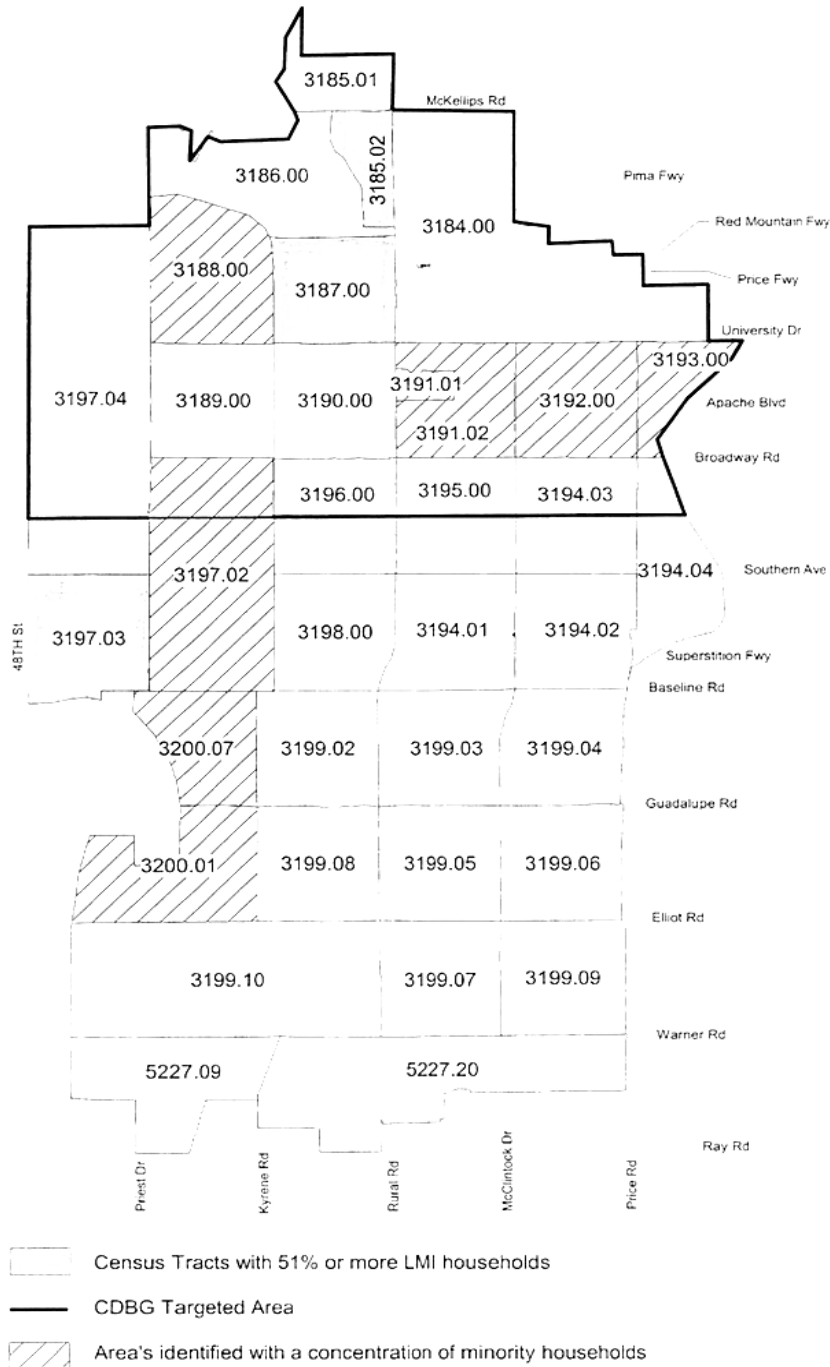
SOURCE OF FUNDS

It is anticipated that a total of \$10,302,542 (assumes \$25,000 in HOME PI) in CDBG/HOME and other federal funds will be available for programming to carry out the City of Tempe's Annual Action Plan in 2014/2015. The resources include:

CDBG		
	Administration (20% CAP)	\$227,167
	Public Services (15% CAP)	\$207,125
	Acquisition	\$597,545
	Rehabilitation-Emergency Repairs	\$300,000
TOTAL CDBG		\$1,380,837
HOME		
	HOME Administration (5% Cap)	\$21,251
	Multifamily New Construction	\$318,772
	Program Income (Anticipated)	\$25,000
TOTAL HOME		\$365,023
OTHER FEDERAL FUNDS		
	Section 8 Housing Choice Voucher Program	\$8,489,158
	Family Self-Sufficiency Grant	\$67,524
TOTAL OTHER FEDERAL FUNDS		\$8,556,682
TOTAL ALL SOURCES		\$10,302,542

Appendix A

Low/Mod Income and Minority Concentration Map



Source:
City of Tempe, Housing Services

Appendix B

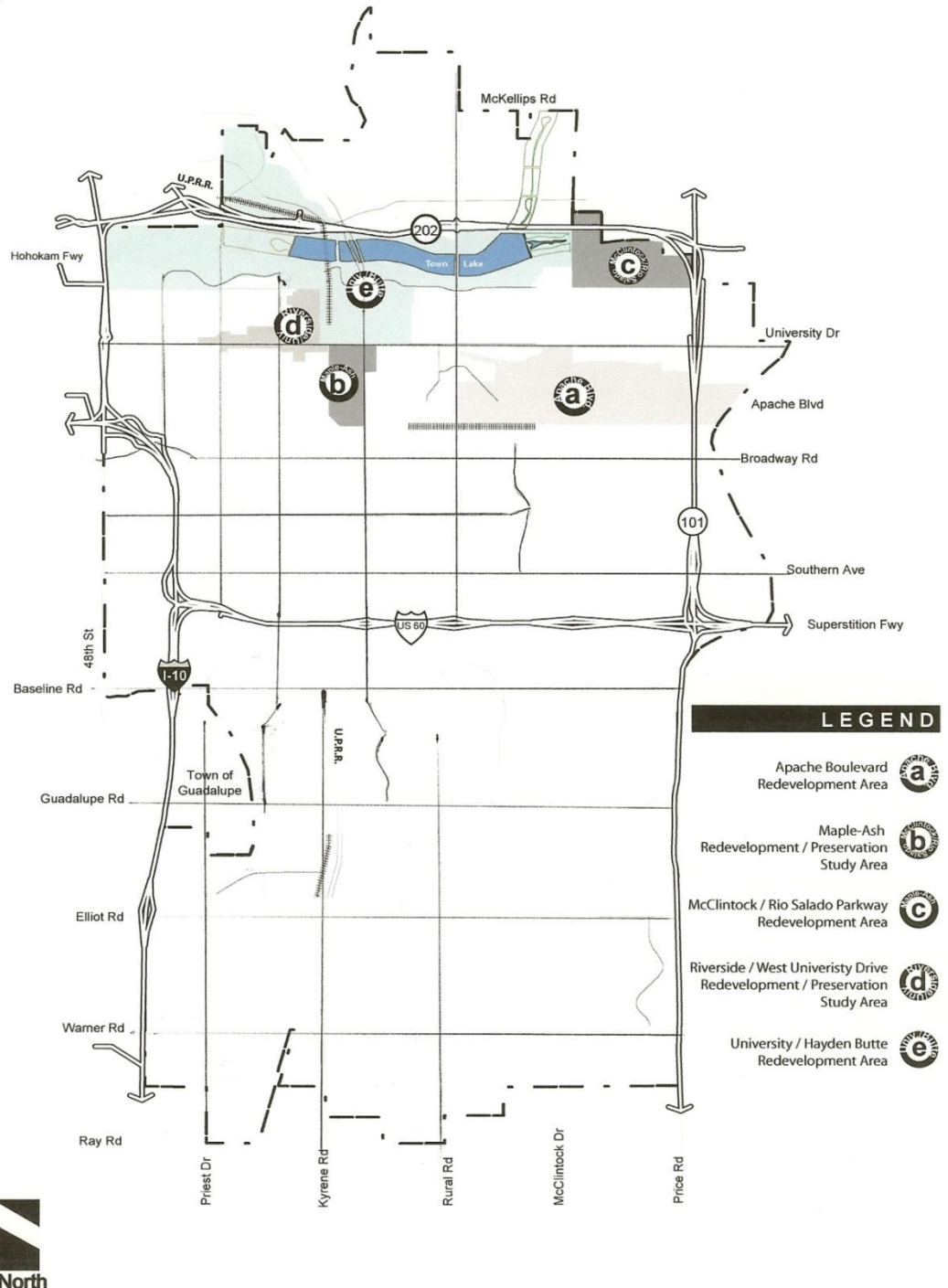
Proposed Neighborhood Revitalization Target Areas



Appendix C Redevelopment Areas



Redevelopment Areas



Appendix D
City of Tempe, Table 3A
Summary of Specific Annual Objectives, FY 2013/2014

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
1.1	Provide housing choice vouchers and public housing.	Sec 8	1,082 units avg	1,082		DH-2
2.0	Owner Housing Objectives					
2.1	Rehabilitation of existing owner units.	HOME/CDBG	15 units	15		DH-1
2.2	Provide homebuyer downpayment support.	HOME/CDBG	10 units	10		DH-2
2.3	Provide acquisition plus rehab.	CDBG/HOME	1 unit	1		DH-1
2.4	LBP testing/abatement.	HOME/CDBG	2	2		SL-3
2.6	Residential Relocation	HOME/CDBG	0	0		SL-3
2.7	Residential site acquisition.	HOME/CDBG	2 parcels	2		DH-1
3.0	Infrastructure					
3.1	Street Improvements	CDBG, Other	0	0		SL-1
4.0	Public Services					
4.1	Provide public services	CDBG, Other	6 projects	6		SL-1
4.2	Assist low and mod income with projects.	CDBG, Other	1,035 l/m persons	1,035		SL-1
5.0	Economic Development					
5.1	Commercial Rehabilitation development projects.	CDBG, Other	0	0		EO-2
6.0	Homeless Objectives					
6.1	Provide support for homeless facilities (emergency, transitional and permanent), prevention activities and priority support services for homeless individuals.	CDBG, HOME. Other federal, state and local sources	3,000 individuals est.	3,000		DH-1
6.2	Provide support for homeless facilities (emergency, transitional and permanent), prevention activities and priority support services for homeless families.	CDBG, HOME. Other federal, state and local sources	1,082 families est.	1,082		DH-1
7.0	Special Needs Objectives					
7.1	Provide support for special needs facilities and permanent housing as well as priority support services to both individuals and families that are not homeless but have special needs.	CDBG, HOME. Other federal, state and local sources	55 persons Est.	55		DH-1

*Outcome/Objective Codes 1/ Note that homeless and special needs populations are also counted in public services support.

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Appendix E

NON STATE GRANTEE CERTIFICATIONS

Appendix F

AFFIDAVITS OF PUBLICATION